

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2000-0002

**HLC DATE:**

February 23, 2009

**PC DATE:**

March 24, 2009

**APPLICANT:** Stephen and Lauren Shallcross

**HISTORIC NAME:** Frank and Martha Jones House

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 1001 Willow Street

**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark, neighborhood plan (SF-3-H-NP) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark, neighborhood plan (SF-3-H-NP) combining district zoning. Vote: 5-0 (Myers and Rosato absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) district to single family residence – Historic Landmark, neighborhood plan (SF-3-H-NP) combining district zoning. Vote: 9-0.

**DEPARTMENT COMMENTS:** The house is listed in the East Austin Historic Survey (1978).

**CITY COUNCIL DATE:** April 23, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** East Cesar Chavez Neighborhood Association

## **BASIS FOR RECOMMENDATION:**

The ca. 1914 house is an excellent example of a Neo-Classical-styled transitional house and is associated with the Jones family of East Austin.

### **Architecture:**

One-and-a-half story wing-and-gable plan hipped-roof transitional house with a wraparound partial-width porch on plain round columns, which extends from the projecting front-gabled bay across the front and left side of the house; hipped-roof

dormers appear on all four sides of the hipped roof. The house has 1:1 fenestration with a leaded glass upper sash in the window in the projecting front-gabled bay and next to the front door. The front door has a transom and sidelights.

**Historical Associations:**

Frank E. Jones, the owner of a local fish, poultry, and produce company, purchased this property from R.G. Mueller in 1912 and built this house in 1914. Jones designed the house, and situated it on a double lot, unique for the development of this section of East Austin, where smaller houses were generally located on single lots. The 1910 U.S. Census shows Frank and Martha Jones living at 409 Red River Street; Frank Jones was then 48; Martha was 47. Both had been born in Texas. Frank Jones listed his occupation as a claim agent for the railroad, which is consistent with the 1910-11 city directory listing of his address and occupation. The 1900 U.S. Census shows Frank and Martha living at 600 E. 4<sup>th</sup> Street, which shared an address with 409 Red River Street. Frank Jones is listed as having his own wagon, presumably for the sale and delivery of produce. Their son Robert, who inherited this house, is listed in the census report as in school. Frank E. Jones died in 1916; his widow Martha continued to live in this house until her death almost 10 years later, when the house was passed down to their son, Robert F. Jones, who had been in his father's real estate business. Robert F. and Cleo Jones continued in the real estate business before opening the Moss Garden Café on South Congress Avenue in the 1930s. After Robert's death, Cleo remained in the house until she passed away in 1997. The house remained in the Jones family from the time of its construction until its sale in 2005 to the current owners. The current owners, Stephen and Lauren Shallcross, completely restored and renovated the house, which had fallen into a state of serious deterioration after years of tenants and vacancy.

**PARCEL NO.:** 02030409010000

**LEGAL DESCRIPTION:** Lots 1 and 2, Block 3, Outlots 31-32, Division O, MK&T Subdivision.

**ANNUAL TAX ABATEMENT:** \$5,489 (owner-occupied); city portion: \$1,335

**APPRAISED VALUE:** \$381,334

**PRESENT USE:** Single-family residence.

**CONDITION:** Excellent

**PRESENT OWNER:**

Stephen and Lauren Shallcross  
1001 Willow Street  
Austin, Texas 78702

**DATE BUILT:** ca. 1914

**ALTERATIONS/ADDITIONS:** The majority of the deteriorated porch railing has been removed; the owners plan to restore the porch railing using extant balusters as





Frank and Martha Jones House  
1001 Willow Street  
ca. 1914



Detail of front entry showing the leaded front window, sidelights and transom at the front door.





Detail of the rear part of the wraparound porch showing extant balusters in the porch railing. The applicants plan to restore the porch railings using these balusters as a model.



Detail of extant porch rail balusters



Frank Jones' name in the concrete sidewalk at the house.

1001 Willow Street  
ca. 1914



OCCUPANCY HISTORY  
1001 Willow Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
February, 2009

1987	Mrs. Jerry J. Miller, owner Food service worker, Austin State School
1981	Mrs. Jerry J. Miller, owner Food service worker, Austin State School
1976	Mrs. Jerry J. Miller, owner Widow, Harry Miller No occupation listed
1969	Harry and Jerry Miller, owners No occupation listed
1963	Orlene B. Black, owner Widow, Clyde Black No occupation listed
1958	Orlene B. Black, owner Widow, Clyde Black No occupation listed

1953 Carl W. and Helma H. Albrecht, renters  
Proprietor, Austin Radio and Sound Service, 512 Neches Street

1949 A: Raymond and Anna L. Radzikowski, renters  
U.S. Army  
B: Dollie E. Daniels, renter  
Widow, D.E. Daniels  
No occupation listed

1947 Perry D. and Linnie Leigon, renters  
Carpenter

1944-45 Cleo M. Jones, owner  
Saleswoman, Linen Shops of Texas (not listed in the main directory)

1942 Cleo M. Jones, owner  
No occupation listed

1941 Cleo M. Jones, owner  
No occupation listed

1940 Cleo M. Jones, owner  
No occupation listed

Lathel A. and Mildred Burch, renters  
Driver, Perfecto Cleaners (Robert L. Downs, proprietor), 407 W. 24<sup>th</sup> Street.

Claude E. and Cleo Bertling, renters  
Construction worker

1937 Mrs. Cleo M. Jones, owner  
No occupation listed

Ulysses O. and Audra Hendon, renters  
Assistant manager, McLellan's 5¢ - \$1.00 Store, 710-12 Congress Avenue

Otha H. and Hazel Abbott, renters  
No occupation listed

1935 Robert F. and Cleo M. Jones, owners  
Proprietor, Fox's Root Beer Stand, 115 Barton Springs Road

1932-33 Robert F. and Cleo M. Jones, owners  
Proprietor, Moss Garden Café, 335 South Congress Avenue

1930-31 Robert F. and Cleo M. Jones, owners  
Proprietor, West Austin Wood Yard, 611 W. 6<sup>th</sup> Street  
NOTE: The Moss Garden Café is not listed in the directory.

1929 Robert F. and Cleo M. Jones, owners  
Proprietor, West Austin Wood Yard, 611 W. 6<sup>th</sup> Street

1927 Robert F. and Cleo M. Jones, owners  
Proprietor, West Austin Wood Yard, and lunches, 611 W. 6<sup>th</sup> Street



NOTE: The West Austin Wood Yard was located just east of where the Hofbrau Restaurant is now. City directories reveal that the site was a wood yard operated by Robert L. Hitchcock as early as 1922; Innes Hernandez and Angelita Huerta also had a produce and vegetables stall at this site that year. The site had been listed as vacant in the 1916 and 1918 directories. F.G. Rylander had a produce stall here in 1924. The 1927 city directory shows Robert F. Jones with a lunch stand at this location as well as the West Austin Wood Yard. By 1929, Jones had the West Austin Wood yard, but William K. Shropshire had apparently taken over the lunch business, advertising lunches and soft drinks. Jones is still listed with the wood yard in the 1930-31 directory, but Austin Dry Cleaners had moved onto the site as well. After 1931, this site was the home of dry cleaning establishments.

- 1924      Mrs. Margaret F. Jones, owner  
            Widow, Frank E. Jones  
            No occupation listed.  
            NOTE: Robert F. and Cleo Jones are listed as living at 801 Willow Street; he did not list an occupation in the directory.
- 1922      Mrs. Martha F. Jones, owner  
            Widow, Frank E. Jones  
            No occupation listed  
            NOTE: Robert F. and Cleo Jones are listed as living at 1009 Willow Street; he is listed as an iceman.
- 1920      Mrs. Martha F. Jones, owner  
            Widow, Frank E. Jones  
            No occupation listed  
            NOTE: Robert F. and Cleo Jones are listed as living at 1015 Willow Street; he listed his occupation as having a service car.
- 1918      Mrs. Martha F. Jones, owner  
            Widow, Frank E. Jones  
            No occupation listed  
            NOTE: Robert F. and Cleo Jones are listed as living at 1015 Willow Street; he listed his occupation as a salesman.
- 1916      Frank E. Jones  
            No occupation listed
- 1914      Frank E. Jones  
            No occupation listed  
            NOTE: Robert F. Jones is listed as a driver for the Lone Star Ice Company, and lived at 1015 Willow Street.
- 1912-13   The address is not listed in the directory.  
            NOTE: Frank E. Jones is listed as a clerk for the Houston and Texas Central Railroad living at 409 Red River Street. Robert F. Jones is listed as a driver for the Lone Star Ice Company, living at 1015 Willow Street.

Receipt No. **6203**

Application for Sewer Connection

No. **20738A**

Austin, Texas, **7-10-**

**1946**

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:

I hereby make application for sewer connection and instructions on premises owned by **Mrs. Orlene Black** at **1001 Willow** Street, further described as Lot **3** Block **3** Outlot **32** Division **0** subdivision **M.K.T. Addition** Plan **1**, which is to be used as a **garage**. In this place there are to be installed **2** fixtures. Plumbing Permit No. **23197**. I agree to pay the City of Austin, the regular ordinance charge. **12-13-46**

Depth at Prop. Line **3' "Willow"** Respectfully,

Sent Out **92'E of E PL. Sec. 2, T. 10S, R. 10E** **Mrs. Orlene Black**

Connected **12-13-46** (Location)

By **Strong**

NOTE: Connection Instructions

**main = 8' 5" N.B.**

Sewer service application to Mrs. Orlene Black (1946)

**Ora B. Steinhil Black**

**1001 Willow**

**21 1 & 2**

**3**

**M K & T**

**Frame addition to front & side of det garage**

**70852**

**11/10/58**

**100.00**

**owner**

# **STORAGE**

**3-10-77 162730 repair and remodel exist res. \$1,500.00**

Building permit to Mrs. Ora Black for the construction of an addition to the garage (1958) and for repairs and remodeling to the house in 1977.

190221  
Austin, Texas, \_\_\_\_\_ 190\_\_

*Miss Julia Pease*

BOUGHT  
OF

**F. E. JONES & COMPANY,**

DEALERS IN

**FISH AND OYSTERS, POULTRY, BUTTER, EGGS,**

— AND —

**PRODUCE OF ALL KINDS.**

507 Brazos Street, between 5th and 6th St.

Old Phone 597, New Phone 486.

*1 Chicken*

*\$ 2.95-*

Receipt to Miss Julia Pease from Frank E. Jones' fish, poultry, butter, eggs, and produce business (1902). The business was located at 507 Brazos Street.

### **FUNERAL NOTICE.**

**DIED**—On Wednesday night, March 15, 1916, at 10 o'clock, Frank E. Jones, aged 54 years.

The funeral will be held from the family residence, No. 1001 Willow Street, tomorrow (Friday) afternoon, at 3:00 o'clock. Friends of the family are invited to attend.

### **FRANK E. JONES.**

Frank E. Jones, a well known resident of Austin for thirty-nine years, died at his residence, 1001 Willow Street, Wednesday night at 10 o'clock. Mr. Jones was in business in Austin from 1878 to 1888 and was for a number of years a peace officer in this city.

Surviving him are his wife, Mrs. Martha F. Jones; three children, Elbert M., Robert F. and Mrs. O. McLanis; two sisters, Mrs. Ed Whitney of Oklahoma City, Mo.; Dora George of Belton, Texas, and two brothers, W. T. Jones of Neola, Utah, and H. C. Jones of San Antonio.

The funeral will be held from the family residence, 1001 Willow Street, Friday afternoon at 3 o'clock.

Funeral notice and obituary of Frank E. Jones  
Austin American, February 15, 1916



Photograph of the grave of Frank E. Jones, Austin, Texas



## A. APPLICATION FOR HISTORIC ZONING

OK to go  
SS  
1-7-09

### PROJECT INFORMATION:

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>Jan. 14, 09</u>	FILE NUMBER(S): <u>C1411-2009-0002</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>Steve Sadawsky</u>	CITY INITIATED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
APPLICATION ACCEPTED BY: <u>T. J. Cervantes</u>	ROLLBACK: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Stephen and Lauren Shallcross</u>	
2. PROJECT NAME: <u>Frank and Martha Jones House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1001 Willow Street, Austin, TX</u>	
ZIP <u>78702</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF _____	
APPROXIMATELY _____ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS _____	
INTERSECTION WITH _____ DISTANCE FROM ITS _____ CROSS STREET.	

### AREA TO BE REZONED:

4. ACRES <u>0.325</u>		(OR)	SQ. FT. _____		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SFB-NP</u>	<u>SFB</u>	_____	<u>0.325</u>	<u>Historic / SFB-NP</u>	<u>Historic</u>
<u>NRHO</u>	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES/NO) <u>NO</u>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES/NO) <u>NO</u>	FILE NUMBER: _____
8. SUBDIVISION? (YES/NO) <u>NO</u>	FILE NUMBER: _____
9. SITE PLAN? (YES/NO) <u>NO</u>	FILE NUMBER: _____

**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):**

10a. SUBDIVISION REFERENCE: Name: M.K. + T Subdivision  
Block(s) 3 Lot(s) 1 and 2 Outlot(s) 31 and 32 Div. 0  
Plat Book: Volume 2, page 165 T.C.P.R. Page  
Number: 165  
10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**

11. VOLUME: 2005024552 PAGE: 2005024552 TAX PARCEL I.D. NO. 02030409010000

**OTHER PROVISIONS:**

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? (YES) YES / NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? (YES) YES / NO  
14. IS A TIA REQUIRED? YES (NO) (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
TRIPS PER DAY: \_\_\_\_\_  
TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

**OWNERSHIP TYPE:**

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST  
If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

**OWNER INFORMATION:**

16. OWNER CONTACT INFORMATION  
SIGNATURE: Lauren Shallcross & Bryan Shallcross NAME: Lauren Shallcross  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512-931-5678  
STREET ADDRESS: 1001 Willow Street  
CITY: Austin STATE: Texas ZIP CODE: 78702  
EMAIL ADDRESS: shallcross@gmail.com

**AGENT INFORMATION (IF APPLICABLE):**

17. AGENT CONTACT INFORMATION  
SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
STREET ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
EMAIL ADDRESS: \_\_\_\_\_

DEPARTMENTAL USE ONLY: \_\_\_\_\_

## D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

### SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Stephen Shellcross Lauren Shellcross 1/6/09  
Signature Date

Stephen Shellcross Lauren Shellcross  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

### INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND  
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Stephen Shellcross Lauren Shellcross 1/6/09  
Signature Date

Stephen Shellcross Lauren Shellcross  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)

## E. ACKNOWLEDGMENT FORM

concerning  
Subdivision Plat Notes, Deed Restrictions,  
Restrictive Covenants  
and / or  
Zoning Conditional Overlays

I, Lauren Shallcross have checked for subdivision plat notes, deed restrictions,  
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1001 Willow Street, Austin, TX 78702  
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Lauren Shallcross - St. Paul's 1/6/09  
(Applicant's signature) (Date)



TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 1039015

ACCOUNT NUMBER: 02-0304-0901-0000

PROPERTY OWNER:

SHALLCROSS STEPHEN & LAUREN LEBLAN  
PO BOX 6217  
AUSTIN, TX 78762-6217

PROPERTY DESCRIPTION:

LOT 1-2 BLK 3 OLT 31-32 DIV O M K  
& T

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1001 WILLOW ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR ENTITY  
2008 AUSTIN ISD  
CITY OF AUSTIN (TRAV)  
TRAVIS COUNTY  
TRAVIS COUNTY HEALTHCARE DISTRICT  
ACC (TRAVIS)

TOTAL  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*  
\*ALL PAID\*

TOTAL SEQUENCE 0

\*ALL PAID\*

TOTAL TAX:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2008 \$5,361.01

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 01/07/2009

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

**Deed Research for 1001 Willow Street, Austin, TX 78702**

**Transaction**

**Vol./Page**

R.G. Mueller to Frank E. Jones,  
Lots 1 and 2, Block 3, M.K. & T. Subdivision  
of Outlots 31 and 32, Division "O"  
December 2, 1912  
\$1,300.00

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Maxine Miller White, Madeline Miller Roberts,  
Marilyn Marlene Miller, Garland Eugene Miller,  
Martha Margaret Miller and the Life Estate of Jerry Jean Miller  
(descendents of Frank E. Jones) to  
Stephen Shallcross and Lauren LeBlanc  
Lots 1 and 2, Block 3, M.K. & T. Subdivision  
of Outlots 31 and 32, Division "O"  
February 9, 2005  
\$216,000

2005024552

# Occupancy Research for 1001 Willow Street, Austin, Texas 78702

Occupants Name	Source
	Austin City Directories

1913	Frank E. Jones Real Estate
1914	Frank E. Jones (clerk, H & TC - Houston and Texas Central RR)
1915	Frank E. Jones
1916	Frank E. Jones (died on March 16, 1916)
1917	Mrs. M F Jones (widow-Frank E.)
1918	Mrs. M F Jones
1919	Martha F Jones
1920	Martha F Jones
1922	Martha F Jones
1923	Martha F Jones
1924	Martha F Jones
1925	Martha F Jones
1926	Martha F Jones
1927	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1928	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1929	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1930	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1931	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1932	Robert F. Jones Sparks & Moore real estate (Cleo M; West Austin Wood Yard)
1933	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave.
1934	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1935	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1936	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1937	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1938	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1939	Jones, R F (Cleo M) - Moss Garden Café 335 S. Congress Ave
1940	Jones, Mrs. Cleo M. (Owner)
	Burch, Lathel O.
	Bertling, Claude E.
1941	Jones, Mrs. Cleo M (O)
	Condron, Oscar
1942	Jones, Mrs. Cleo M (O)
1943	Missing
1944	Jones, Mrs. Cleo M (O)
1945	Missing
1946	Missing
1947	Leigon, Perry D.
1948	Missing
1949	1001a Radzikowski, Raymond R.
	1001b Daniels, Mrs. Dollie E.
1950	Missing

1951 Missing  
1952 1001a - Richards, John W.  
1001b - Salmon, Glen D.  
1953 1001a - Albrecht, Carl W.  
1001b - Vacant  
1954 Vacant  
1955 Missing  
1956 Black, Mrs. Orlene B (O)  
1957 Black, Mrs. Orlene B (O)  
1958 Black, Mrs. Orlene B (O)  
1959 Black, Mrs. Orlene B (O)  
1960 Black, Mrs. Orlene B (O)  
1961 Black, Mrs. Orlene B (O)  
1962 Black, Mrs. Orlene B (O)  
1963 Black, Mrs. Orlene B (O)  
1964 Black, Mrs. Orlene B (O)  
1965 Miller, Harry (O)  
1966 Miller, Harry (O)  
1967 Miller, Harry (O)  
1968 Miller, Harry (O)  
1969 Miller, Harry (O)  
1970 Miller, Harry (O)  
1971 Miller, Harry (O)  
1972 Miller, Harry (O)  
1973 Miller, Harry (O)  
1974 Miller, Harry (O)  
1975 Miller, Mrs. Jerry G. (O)  
1976 Miller, Mrs. Jerry G. (O)  
1977 Miller, Mrs. Jerry G. (O)  
1978 Miller, Mrs. Jerry G. (O)  
1979 Miller, Mrs. Jerry G. (O)  
1980 Miller, Mrs. Jerry G. (O)  
1981 Miller, Mrs. Jerry G. (O)  
1982 Miller, Mrs. Jerry G. (O)  
1983 Miller, Mrs. Jerry G. (O)  
1984 Miller, Mrs. Jerry G. (O)  
1985 Miller, Mrs. Jerry G. (O)  
1986 Miller, Mrs. Jerry G. (O)  
1987 Miller, Mrs. Jerry G. (O)  
1988 Miller, Mrs. Jerry G. (O)  
1989 Miller, Mrs. Jerry G. (O)  
1990 Miller, Mrs. Jerry G. (O)  
1991 Miller, Mrs. Jerry G. (O)  
1992 Miller, Jerry J. (O)  
1993 Miller, Jerry J. (O)  
1994 Miller, Jerry J. (O)



1995 Miller, Jerry J. (O)  
1996 Miller, Jerry J. (O)  
1997 Miller, Jerry J. (O)  
1998 Miller, Jerry J. (O)  
1999 Miller, Jerry J. (O)  
2000 Miller, Jerry J. (O)  
2001 Miller, Jerry J. (O)  
2002 Miller, Jerry J. (O)  
2003 Miller, Jerry J. (O)  
2004 Miller, Jerry J. (O)  
2005 Shallcross, Stephen & Lauren  
2006 Shallcross, Stephen & Lauren  
2007 Shallcross, Stephen & Lauren  
2008 Shallcross, Stephen & Lauren  
2009 Shallcross, Stephen & Lauren

## **Frank and Martha Jones House**

### **I. CONTEXT**

The area of Austin known as East Austin was not on the original plot of the city designed by Judge Edwin Waller in 1839,<sup>i</sup> but quickly became the mecca of upper middle class families wanting to live in a suburban setting within easy reach of their downtown businesses. In the latter half of the nineteenth century, the streets of East Austin were lined with Victorian cottages, shotgun houses, and smaller vernacular houses. The properties of this East Austin neighborhood were as diverse and varied as its residents. Integration of different races and socio-economic groups was prevalent in this neighborhood in the early 1900s long before it was seen in any other area of Austin. The majority of residences of the area prior to the 1900s were German or Anglo-Saxon, but the area began to develop a significant African American and Mexican American population.<sup>ii</sup> As the neighborhood progressed through the years, it became dominantly a Black and Hispanic slum with high crime and deteriorated rental homes. In the last decade this area of East Austin close to downtown has been revitalized by young professionals interested in living in single-family residences with a close proximity to downtown. This surge of new development and property renovation has brought back this once progressive neighborhood.

### **II. OVERVIEW**

Frank E. Jones was a man of many talents and interests; he listed several professions in the city directory over the course of his life from the owner of a produce store, to deputy constable, to land agent.<sup>iii</sup> While he owned F.E. Jones & Co, a fish, poultry and produce company, in the 1900s, he had a rather prestigious group of clients including Miss Julia

Pease, the daughter of the fifth governor of Texas, Elisha M. Pease. A receipt found in the Austin History Center archives shows that Miss Pease bought seven chickens at F.E. Jones and Co in 1902 for \$2.95.<sup>iv</sup> After 1910, Mr. Jones changed the direction of his profession from produce to a real estate business, which he ran with his son, Robert F. Jones. At this time Jones also bought two lots at 1001 Willow to pursue another passion of his, masonry and construction.

According to Austin's Lot Registry, Jones bought lots 1 and 2 of the third block of the R.W. McCaine Addition in East Austin in 1912 for \$650. At this time, Jones already owned lots 3 through 6 of the same block. The following year the value of lots 1 and 2 increased to \$1650, followed by another increase to \$1950 in 1915, showing he promptly began to build multiple projects on the property.<sup>v</sup> An Abstract of Title from 1906 shows a record of ownership dating back to 1841 of these lots included in an 18.5 acre tract of land. Among the owners listed are T.S.N. King, William S. Orr, William Custard, Edward Sieders, George S. Deats, and John S. Spence. Mr. Spence purchased outlots 31 and 32 in 1860 for \$2,000. In 1879, Mr. Spence died and left the property to his wife, Mrs. Maria M. Spence. Later that year Mrs. Spence remarried Mr. Joseph C. Kerbey, and in 1888, they dedicated the land for public use. In 1903, they sold the property to the Missouri, Kansas, and Texas Railway Company for \$23,000. The M.K. & T. Railway Company intended to build a depot on the property and had the City of Austin relinquish the Kerbeys' dedication of the property for public use. However, in 1905, the railroad found another property for their depot and sold the land to R. W. Maguire for \$1.00 in addition to other "good and valuable consideration."<sup>vi</sup>

The Jones family reported that a fairly large one room stone structure was built by Jones towards the back of the property, which was torn down by the City of Austin in 2001. The family claims that many of the children were birthed in this structure. Also remaining on the property is a stone wall built between his lots and lot 3, which was purchased from Mr. Jones by his son Robert F. Jones in 1915. The current house on the property was designed by Jones, although not built by him, and completed in 1914 for Jones and his wife, Martha. This house is situated on a double lot, the only one among its single-family neighbors, and has the largest footprint of any house in the immediate area. The living space is dominantly on the first floor with a smaller living space on the second floor that was never completed. It was most likely designed this way because Jones and his wife built this house for their advanced years. Frank E. Jones died March 15, 1916 at the age of 56, just two years after the completion of his home. His unique and intricately carved headstone in the Oakwood Cemetery exemplifies this exceptional man's life and the effect he had on those he left behind.

Frank E. Jones' widow Martha F. Jones lived in the house and was listed as its owner until her death in 1926. The home was then occupied by Robert F. and Cleo M. Jones, F.E. Jones' son and daughter-in-law, until the family began to rent out the property as two apartments in 1945. While Robert and Cleo lived in the home, Robert continued with the family real estate business until they opened a restaurant on South Congress in 1932 named Moss Garden Café. Cleo was the main proprietor of the café while Robert remained in the real estate business and she continued running the café after Robert's death in 1940. After Robert's death Cleo lived in the home until 1945. The property remained in the Jones family until 2005, when it was purchased by Lauren and Stephen Shallcross from a descendent of



the Jones Family, Jerry J. Miller. The Shallcross' completely renovated the property, restoring much of the historical character of the neglected home, which had been damaged or covered up over the many years the home was occupied by tenants.

The home reflects no particular architectural style, most likely because it was not designed by an architect but by the homeowner. Rather the home has a much more vernacular feel with a traditional layout and a few Victorian details most likely derived from the large Victorian homes lining First Street just blocks from the property. The house had a wide central hall running from the front door to the rear of the house from which all the rooms were accessed. The home boasted 12 foot ceilings and a fireplace for nearly every room which are still in the home, although only one is currently functioning. The exterior of the house possesses a large wraparound porch with a screened area toward the rear of the house, most likely used as a sleeping porch. The original balusters from the porch have not yet been restored. It also retains the original Victorian style Doric columns and leaded front windows. The current owners added five sets of French doors along the east elevation connecting the living space and master bedroom to the wraparound porch. The French doors were salvaged from a historic house built in Missouri in 1907. In front of the property the sidewalk still has the original imprint of F.E. Jones in the cement where carriages would drop off passengers.

### III. SIGNIFICANCE

The house is a significant, well preserved, example of early-20<sup>th</sup> century upper-middle class residence with a traditional vernacular style. Its location just east of "East Boulevard" shows the critical importance of a strong business and social connection to the Austin

downtown for the original home owners. The property also maintains a significant amount of historic fabric compared to other houses in this area which have been long time neglected rental properties. The Jones property is an excellent example to the yet un-restored properties in this up and coming area of East Austin.

#### IV. DOCUMENTATION

- i) Austin History Center, A Brief History of Austin
- ii) Austin History Center, East Austin: An Architectural Survey, Martha Doty Freeman
- iii) Austin History Center, City Directories, 1889-2002
- iv) Austin History Center Archives
- v) Austin History Center, Lot Registry 1910-1915
- vi) Abstract of Title of Outlots Nos. 31 and 32 in Division "O", Goldbeck & Kuehne, Agents
- vii) The property is Lots 1 and 2 of Block 3 of the M.K. & T subdivision.

Located in volume 2, page 165 of the Travis County plat record

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